

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

FL- 0017

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Housing Authority of the City of Miami Beach, Florida

**PHA Number:** FL 0017

**PHA Fiscal Year Beginning:** 07/00

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**

Main administrative office of the PHA  
200 Alton Rd.  
Miami Beach, Florida.  
(305) 532-6401

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at;  
Main administrative office of the PHA

PHA Plan Supporting Documents are available for inspection at:  
Main business office of the PHA

## **5-YEAR PLAN PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

### **A. Mission**

The PHA's mission is to provide those in need with quality affordable housing in economically mixed setting while promoting resident self-sufficiency and fostering strong neighborhoods.

### **B. Goals**

**PHA Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Analyze the feasibility of expanding rent-to-homeownership

Assisted housing with City and/or PHA vacant properties.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Provide replacement affordable rental housing:

Provide replacement vouchers for designated housing.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Promote voucher homeownership programs

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

**PHA Strategic Goal: Improve community quality of life and economic vitality**

PHA Goal: Provide an improved living environment

Objectives:

Implement additional public housing security improvements:  
Designate the North development / building for particular resident groups  
(elderly)

**PHA Strategic Goal: Promote self-sufficiency and asset development for PHA assisted families and individuals.**

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Increase the number and percentage of employed persons in assisted families:

Provide or attract supportive services to improve assistance recipients' employability:

Provide or attract supportive services to increase independence for the elderly or families with disabilities.

**PHA Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

**Annual PHA Plan  
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

X      **Standard Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 (r)]

A summary of major initiatives and discretionary policies the PHA intends to pursue this coming year include, but are not limited to, the following activities;

- a) Update and streamline Public Housing & Section 8 Program policies in full conformity with current regulations.
- b) Exercise prudent economic intermediate and long range planning to ensure the financial solvency of the PHA.
- c) Implement current technologies that will mainstream the PHA into an efficient and effective operation for the benefit of the clients we serve.
- d) Research and implement where viable "Best Practice" programs for the benefit of the clients we serve.
- e) Improve the public perspective and relations of the agency through a comprehensive media and public informational campaign to educate the community of the benefits and contributions provide by the Authority.
- f) Expand the PHA's relationship with the City and other not-for-profit agencies to further leverage services and programs for the benefit of low-to-moderate income citizens of the City of Miami Beach.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	3
ii. Table of Contents	
1. Housing Needs	7
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	19
5. Operations and Management Policies	23
6. Grievance Procedures	24
7. Capital Improvement Needs	25
8. Demolition and Disposition	25
9. Designation of Housing	26
10. Conversions of Public Housing	26
11. Homeownership	26
12. Community Service Programs	28
13. Crime and Safety	29
14. Pets (Inactive for January 1 PHAs)	30
15. Civil Rights Certifications (included with PHA Plan Certifications)	30
16. Audit	30

17. Asset Management	30
18. Other Information	30

### Attachments

#### Required Attachments:

- X FY 2000 Capital Fund Program Annual Statement
- X Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

#### Optional Attachments:

- X PHA Management Organizational Chart
- X FY 2000 Capital Fund Program 5 Year Action Plan
- X Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

### Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
NA	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition



<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5000	N/A	N/A	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	3000	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income >50% but <80% of AMI	0	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	2000	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis?

Consolidated Plan of the Jurisdiction/s

Indicate year: 1998/99

## B. Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	1209		
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	734	61%	
Elderly families	252	21%	
Families with Disabilities	223	18%	
Race/ethnicity Hispanic	711	59%	
Race/ethnicity white	75	6%	
Race/ethnicity Asian	2	0%	
Race/ethnicity Indian	30	2%	
Race/ethnicity Black	391	32%	
Characteristics by Bedroom Size (Section 8)			
0 BR	497	41%	
1BR	207	17%	
2 BR	269	22%	
3 BR	210	17%	

Housing Needs of Families on the Waiting List			
4 BR	23	2%	
5 BR	3	0%	
5+ BR	0	-	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 18 months Does the PHA expect to reopen the list in the PHA Plan year? No Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No			
Housing Needs of Families on the Public Housing Waiting List			
Waiting list type: Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	45		
Extremely low income <=30% AMI	35	78%	
Very low income (>30% but <=50% AMI)	9	20%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	0	0	
Elderly families	35	78%	
Families with Disabilities	10	22%	
Race/ethnicity Hispanic	41	91%	
Race/ethnicity white	4	9%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only) 0 BR	35	78%	
1BR	7	16%	
2 BR	3	6%	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)? 24
Does the PHA expect to reopen the list in the PHA Plan year? Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
No

## C. Strategy for Addressing Needs

### (1) Strategies

#### **Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

#### **Strategy 2: Increase the number of affordable housing units by:**

- Apply for additional section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

#### **Need: Specific Family Types: Families at or below 30% of median**

#### **Strategy 1: Target available assistance to families at or below 30 % of AMI**

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

Adopt rent policies to support and encourage work

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Seek designation of public housing for the elderly (Rebecca Towers- North)

Apply for special-purpose vouchers targeted to the elderly, should they become available

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Carry out modifications where needed in public housing based on the section 504 Needs Assessment for Public Housing.

Apply for special-purpose vouchers targeted to families with disabilities, should they become available.

Affirmatively coordinate with local non-profit agencies that assist families with disabilities to provide subsidized housing assistance.

Modify program informational descriptions and content to facilitate accommodation for persons of sight and hearing impaired.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Affirmatively market to races/ethnicities shown to have disproportionate housing needs.

**Strategy 2: Conduct activities to affirmatively further fair housing**

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Market the section 8 program to owners outside of areas of poverty /minority concentrations

## **(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$ 9,000.00	
b) Public Housing Capital Fund	\$ 91,314.00	
c) HOPE VI Revitalization	\$ 0	
d) HOPE VI Demolition	\$ 0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 45,000.00 (FSSP)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 45,000.00	
g) Resident Opportunity and self- sufficiency Grants	\$ 0	
h) Community Development Block Grant	\$ 0	
i) HOME	\$ 0	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
CIAP	\$ 279,000.00	
<b>3. Public Housing Dwelling Rental Income</b>		
	\$ 442,992.00	
<b>4. Other income</b> (list below)		
HUD Subsidy	\$ 433,600.00	
Excess Utilities	\$ 28,800.00	
Interest on Investment	\$ 5,682.00	
<b>4. Non-federal sources</b> (list below)		
ESG City of Miami Beach	\$ 10,340.00	
Department Juvenile Justice	\$ 60,335.00	
<b>Total resources</b>	\$ 1,451,063.00	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing?  
When families are within a certain number of applicants being offered a unit: (10)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing ?  
Criminal or Drug-related activity  
Rental history  
Housekeeping  
Past Section 8 and/or P.H.program violations
- c. Yes Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

- e. No: Does the PHA access FBI criminal records from the FBI for screening purposes?  
(either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list?  
Site-based waiting lists

- b. Where may interested persons apply for admission to public housing?  
PHA development site management office

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 1

2. No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists? NA

3. Yes May families be on more than one list simultaneously  
If yes, how many lists? One-Sec. 8 New Construction.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists?  
PHA main administrative office

## **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list?  
One

- b. Yes : Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

## **(4) Admissions Preferences**



a. Income targeting:

Yes : Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

c. Preferences

1. Yes: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences: NONE

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Miami Beach residents who are working families and those unable to work because of age or disability
- X Miami Beach residents who are veterans and veterans' families
- X Miami Beach residents who are enrolled currently in educational, training, or upward mobility programs
- X Jurisdictional Preference: Applicants who reside within the City limits of Miami Beach, Florida.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority,

and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Other preferences (select all that apply)

- 2 Miami Beach residents who are working families and those unable to work because of age or disability
- 2 Miami Beach residents who are veterans and veterans’ families
- 2 Miami Beach residents who are enrolled currently in educational, training, or upward mobility programs
- 2 Jurisdictional Preference: Applicants who reside within the City limits of Miami Beach, Florida.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
- X Income targeting does not apply to the single elderly/disabled PH site.

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing?

The PHA-resident lease  
The PHA’s Admissions and (Continued) Occupancy policy  
PHA briefing seminars or written materials  
Public Housing Briefing Video

b. How often must residents notify the PHA of changes in family composition?

At an annual reexamination and lease renewal  
Any time family composition changes  
At family request for revision

**(6) Deconcentration and Income Mixing**

- a. No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

- b. No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

NOTE- The Authority is comprised of one elderly 200 unit public housing complex. In as much as feasible, the Authority will endeavor to admit applicants to achieve a mixed income elderly population, but is an exempt site under the regulations.

- c. If the answer to b was yes, what changes were adopted?

- ☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:
- ☐ Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

- X Other (list policies and developments targeted below) – Exempt site.

- d. No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families?

Not applicable: results of analysis did not indicate a need for such efforts

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families?

Not applicable: results of analysis did not indicate a need for such efforts

## **B. Section 8**

### **(1) Eligibility**

a. What is the extent of screening conducted by the PHA?

Criminal or drug-related activity only to the extent required by law or regulation

Credit check to verify & document sources of income & debts owed to other housing agencies.

b. No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.. Indicate what kinds of information you share with prospective landlords?

None

### **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged?

Federal public housing

Federal moderate rehabilitation

b. Where may interested persons apply for admission to section 8 tenant-based assistance  
PHA main administrative office

### **(3) Search Time**

a. Yes : Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: Reasonable Accommodation & medical hardship.

### **(4) Admissions Preferences**

a. Income targeting

Yes Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences- NONE**

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- X Miami Beach residents who are working families and those unable to work because of age or disability
- X Miami Beach residents who are veterans and veterans' families
- X Miami Beach residents who are enrolled currently in educational, training, or upward mobility programs
- X Jurisdictional Preference: Applicants who reside within the City limits of Miami Beach, Florida.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Other preferences (select all that apply)

- 2 Miami Beach residents who are working families and those unable to work because of age or disability

- 2 Miami Beach residents who are veterans and veterans' families
- 2 Miami Beach residents who are enrolled currently in educational, training, or upward mobility programs
- 3 Jurisdictional Preference: Applicants who reside within the City limits of Miami Beach, Florida.
  
- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
  - X Date and time of application
  
- 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
  - X The PHA requests approval for this preference through this PHA Plan
  
- 6. Relationship of preferences to income targeting requirements: (select one)
  - ☐ The PHA applies preferences within income tiers
  - X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
  - The Section 8 Administrative Plan
  - Briefing sessions and written materials
  
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
  - Through published notices

### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

#### **A. Public Housing**

##### **(1) Income Based Rent Policies**

a. Use of discretionary policies

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

b. **Minimum Rent**

1. What amount best reflects the PHA's minimum rent?

**\$-0-**

2. No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: **NA**

c. Rents set at less than 30% than adjusted income

1. Yes Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

FLAT RENTS- See Flat Rent Schedule

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☐ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

No- Only Flat Rents for the public housing development.

2. For which kinds of developments are ceiling rents in place?

SAME AS ABOVE

3. Select the space or spaces that best describe how you arrive at ceiling rents

Flat Rent based on market comparability study

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

Any time the family experiences an income increase

- g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability?

The section 8 rent reasonableness study of comparable housing (2 Br.) and by Survey of similar unassisted units in the general geographic area (0 & 1 Br.).

FLAT RENT SCHEDULE

0 Br.	\$557
1 Br.	\$629
2 Br.	\$700



## B. Section 8 Tenant-Based Assistance

### (1) Payment Standards

a. What is the PHA's payment standard?

At or below 100% of FMR for units within Dade County.

At or below 110% of FMR for units within Miami Beach.

b. If the payment standard is lower than FMR, why has the PHA selected this standard?

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area.

The PHA may be able to serve additional families by lowering the payment standard.  
Reflects market or submarket.

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area.

Reflects market or submarket.

To increase housing options for families.

d. How often are payment standards reevaluated for adequacy?

Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard?

Success rates of assisted families.

Rent burdens of assisted families.

### (2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?

\$-0-

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

### **A. PHA Management Structure**

An organization chart showing the PHA's management structure and organization is attached.

### **B. HUD Programs Under PHA Management**

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	200	1%
Section 8 Vouchers	2180	2%
Section 8 Certificates	328	1%
Section 8 Mod Rehab	131	1%
Special Purpose Section 8 Certificates/Vouchers (list individually)	0	
Public Housing Drug Elimination Program (PHDEP)	200	NA
Other Federal Programs(list individually)		

### **C. Management and Maintenance Policies**

- (1) Public Housing Maintenance and Management: Residential Apartments Policy and Procedures Manual, Admission & Continued Occupancy Policy, Personnel Policy, CIAP & Housing Occupancy Guidebook, Pest Control Service contract, Public Housing Maintenance Handbook.
- (2) Section 8 Management: Section 8 Administrative Plan, Agency Plan, City

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

### **A. Public Housing**

1. No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: none

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process?

PHA main administrative office

### **B. Section 8 Tenant-Based Assistance**

1. No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below: none

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes?

PHA main administrative office

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

### **A. Capital Fund Activities**

#### **(1) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) FL017A1

#### **(2) Optional 5-Year Action Plan**

- a. No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

No: a) Has the PHA received a HOPE VI revitalization grant

No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

1. No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year?

## **9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

1. Yes Has the PHA designated or applied for approval to designate **or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families** or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission;

## 2. Activity Description

Designation of Public Housing Activity Description
1a. Development name: Rebecca Towers- North
1b. Development (project) number: FL0-17
2. Designation type: Occupancy by only the elderly
3. Application status (select one) Planned application
4. Date this designation approved, submitted, or <b>planned for submission:</b> (01/01)
5. If approved, will this designation constitute a - New Designation Plan
6. Number of units affected: 200
7. Coverage of action : Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

1. No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4)?

### **B. Section 8 Tenant Based Assistance**

1. No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ?

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### **1. Cooperative agreements:**

No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

#### **2. Other coordination efforts between the PHA and TANF**

Client referrals

Information sharing regarding mutual clients (for rent determinations and otherwise)

Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

Partner to administer a HUD Welfare-to-Work voucher program

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### **a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

##### **b. Economic and Social self-sufficiency programs**

Yes : Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table;

Services and Programs
-----------------------

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Rent Supplement Program</i>	<i>150</i>	<i>By Application</i>	<i>PHA main office</i>	<i>N.A. - Homeless Intervention</i>
<i>Social Services Program</i>	<i>400</i>	<i>By Demand</i>	<i>PHA main office</i>	<i>Both PH &amp; Sec. 8</i>

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	-0-	-0-
Section 8	72	72

- b. Yes                      The PHA is maintaining the minimum program size required by HUD.

## **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

Informing residents of new policy on admission and reexamination

Actively notifying residents of new policy at times in addition to admission and reexamination.

Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

Establishing a protocol for exchange of information with all appropriate TANF agencies

## **D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents  
Safeguarding access to property grounds and immediate surrounding area of the 200 unit elderly highrise remains the primary concern to the agency.
2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents?  
Safety and security survey of residents  
Analysis of site reports and statistics recorded by on-site security services regarding resident and visitor safety related activities.'in and around" the public housing complex.  
Resident reports  
PHA employee reports  
Police reports
3. Which developments are most affected? (list below)

Rebecca Towers- South (200 units) , Public Housing, Elderly

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake:  
Crime Prevention Through Environmental Design  
Activities targeted to seniors  
Volunteer Resident Patrol/Block Watchers Program  
Security Guard Services in evening hours and on weekends/holidays
2. Which developments are most affected? Same as above.

#### **C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:  
  
Police provide crime data to housing authority staff for analysis and action  
Coordinate Security Guard Services with local law enforcement agency  
Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services



2. Which developments are most affected? Same as above

**D. Additional information as required by PHDEP/PHDEP Plan**

Yes: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes: This PHDEP Plan is an Attachment. (Attachment Filename: FL017A2)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. Yes Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. Yes Was the most recent fiscal audit submitted to HUD?
3. Yes Were there any findings as the result of that audit?
4. Yes If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 37
5. No Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due? Jan. 2000  
Agency response shall be filled by Oct. 15, 2000.

**17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

1. No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake?  
Development-based accounting  
Comprehensive stock assessment
3. No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. Yes Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are attached at Attachment? (File name) FL017A3
3. In what manner did the PHA address those comments?
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- X The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
Capital Improvements: Include 504 Accessibility building modifications.  
Enforce Pet Policy requirements. Improved Management service in program, rent computation explanation.  
Resident Commissioner election process.

### **B. Description of Election process for Residents on the PHA Board**

1. No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
- a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
- X Candidates could be nominated by any adult recipient of PHA assistance

- X Self-nomination: Candidates could be registered with the PHA and requested a place on ballot
- ☐ Other: Eligible Candidates could be written-in on ballot at time of election.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- X Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- X All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

1. Consolidated Plan jurisdiction: City of Miami Beach, Florida
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction:

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan:

Single Parent Family Housing & Resource Center

Coordinate with the City in reviewing barriers to affordable housing.

Collaborate with the City in considering Economic Development initiative grants to promote Section 8 participant tourist business opportunities.

Assist the City in their efforts to outreach minority and women-owned business ventures supported by the Authority.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments:

Prior year HOME funding reservation to underwrite related development costs to the Single Parent Family Housing & Resource Center.

**D. Other Information Required by HUD**

## **Attachments**

- FL017A1 CAPITAL PROGRAM FUND ANNUAL STATEMENT  
(Included in this Plan Document)
- FL017A2 MBHA 2000 OPERATING BUDGET
- FL017A3 PHA MANAGEMENT ORGANIZATIONAL CHART
- FL017A4 COMMENTS OF RESIDENTS & ADVISORY BOARDS
- FL017A5 PUBLIC HOUSING DRUG ELIMINATION PLAN

**PHA Plan  
Table Library  
FL017A1**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

**Annual Statement**

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number FL017 FFY of Grant Approval: (07/2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$20,00.00
3	1408 Management Improvements	\$20,00.00
4	1410 Administration	\$8,00.00
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$15,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$200,000
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	\$7,000
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$270,000</b>
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	\$10,000
23	Amount of line 20 Related to Security	

24	Amount of line 20 Related to Energy Conservation Measures	
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**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

**FL017A1**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
FL017	Operational Improvements	1406	\$25,000
	Management Improvements	1408	\$15,000
	Architectural & Engineering Fees	1430	\$15,000
	Exterior Window Replacement	1460	\$190,000
	504 Handicap Accessibility Improvements	1460	\$10,000
	Contingency	1502	\$7,000

**FL017A1**

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
FL017	12/01	07/02





**The Housing Authority of the City of Miami Beach  
2000 Operating Budget**

Consolidated  
Department

Acct. #	ACCOUNT TITLE	2000 Budget	Balance
<b>OPERATING RECEIPTS</b>			
311000	Tenant Rental Revenue	930,400	
312000	Excess Utilities	25,600	
	HUD Subsidy	1,274,974	
	Grants - DJJ	60,840	
221000	HUD Section 8 Contributions	15,241,683	
221008	HUD Administrative Fee	1,979,473	
361000	Interest Income	520,550	
369000	Other Income	19,430	
369001	NSF Charges		
369002	Cable TV		
369003	Late Fees		
369004	Insurance Payment		
369005	RSP Refunds		
369006	Administrative Fees - Portab	22,900	
369007	Cobraserv		
369008	HAP Refunds		
369009	FSS Program Income		
369010	Entraguard Key Fee		
369011	Work Orders	51,200	
369012	Laundry Machine		
319000	Nondwelling Rent - Office	4,200	
319000	Nondwelling Rent - South St	(18,600)	
802000	C/Y Operating Subsidy		
	Gain/(Loss) on Sales of Fixed Assets		
<b>TOTAL OPERATING RECEIPTS</b>		<b>20,112,650</b>	
<b>ADMINISTRATIVE EXPENSE</b>			
411000	Administrative Salaries	1,373,516	
411021	Workers Compensation	-	
411022	Medical Insurance	-	
411023	Dental Insurance	-	
411024	Life Insurance	-	
411025	Disability Insurance	-	
411030	Pension Contribution	-	
41702	Auditing Fees		
413000	Legal Expense	45,000	
414000	Staff Training	17,000	
415000	Travel	74,000	
417001	Accounting Fees	5,000	
417003	Payroll Processing Fees ADP		
417002	Auditing Fees	40,000	
443010	Temporary Labor	-	
417200	Consulting Fees	200,000	
417506	Adm-Fee Portability	-	
418000	Office Rent	51,200	
419001	Publications & Subscriptions	14,000	

**The Housing Authority of the City of Miami Beach  
2000 Operating Budget**

Consolidated  
Department

Acct. #	ACCOUNT TITLE	2000 Budget	Balance
419000	Other Expense	17,500	
419002	Postage	16,991	
419003	Advertising	31,000	
419004	Dues & Memberships	14,020	
419005	Telephone	38,000	
419006	Cellular Telephones		
419007	Meals & Restaurant		
419008	Bank Charges	11,000	
419010	Office Supplies	16,232	
419012	Office Expense	33,869	
419016	Vehicle Expense Repairs	8,328	
419017	Vehicle Expense Gas	-	
419018	Meetings & Functions	2,989	
419030	Organization Goodwill & We	10,000	
419031	Organization Goodwill		
419032	Employee Welfare		
419033	Printing		
419034	Drug Testing		
419040	Board Meetings Expense	15,000	
419041	Board Meetings Videos		
419042	Board Meetings Transcripts		
419043	Board Meetings Refreshments		
419009	Bond Admin./Annual Fees	5,000	
419007	Other Expense		
TOTAL ADMINISTRATIVE EXPENSE		2,039,645	
RESIDENT SERVICES EXPENSE			
421000	Tenant Services Salaries	87,702	
421020	Parties & Favors	20,000	
421021	Workers Compensation		
421022	Medical Insurance		
421023	Dental Insurance		
421024	Life Insurance		
421025	Disability Insurance		
421030	Pension Contribution		
422000	Tenant Service Recreation		
423000	Tenant Services Contract co	-	
423001	Credit Analysis Reports	20,100	
429101	RSP	82,000	
429102	RSP Expenses		
429201	FSSP - Contract Services	26,550	
429202	FSSP - Temporary Labor Pa	12,600	
429203	FSSP - Family & Youth Serv	3,200	
429204	FSSP - HA-Sponsored Activ	4,400	
471504	FSS Escrow	-	
429210	Other Services & Expenses	60,840	
429301	Interlocal Agreement	169,020	

**The Housing Authority of the City of Miami Beach  
2000 Operating Budget**

Consolidated  
Department

Acct. #	ACCOUNT TITLE	2000 Budget	ance
429302	Barry University	30,000	
	Cool School	30,000	
429304	Latin Chamber of Commerce	30,000	
429305	Unidad	30,000	
	Police Athletic League	30,000	
429307	Homeless Tokens	4,000	
429308	School Uniforms	3,000	
TOTAL RESIDENT SERVICES EXPENSE		643,412	
UTILITIES EXPENSE			
431000	Water & Sewer	130,100	
432000	Electricity	252,700	
433000	Gas	5,500	
	Cable TV	22,400	
TOTAL UTILITIES EXPENSE		410,700	
MAINTENANCE EXPENSE			
441000	Maintenance Salaries	362,357	
	Contract Labor	3,300	
442000	Materials	97,500	
443200	Ordinary Repairs	3,600	
443201	Ordinary Repairs - Apartments		
443202	Ordinary Repairs - Other		
443000	OM&O-Contract Costs	8,600	
443001	Alarms	5,200	
443002	Cleaning	17,800	
443003	Elevator	25,100	
443004	Landscaping	8,200	
443005	Laundry & Linen/Uniforms	9,400	
443006	Maintenance Equipment	72,700	
451006	Insurance Commercial Auto		
443400	Inspections & Permits		
443007	Office Equipment	17,800	
443008	Trash Removal	34,000	
TOTAL MAINTENANCE EXPENSE		665,557	
OTHER EXPENSES			
448000	Protective Services Contract	119,000	
451001	General Liability	157,684	
	Interest Expense	246,500	
451003	Insurance Flood		
451004	Insurance Windstorm		
451007	Insurance Boiler		
451010	Insurance Public Officials		
441021	Workers' Compensation Insu	57,485	
441022	Medical Insurance	260,706	
441023	Dental Insurance	34,769	
441024	Life Insurance	26,164	

**The Housing Authority of the City of Miami Beach  
2000 Operating Budget**

Consolidated  
Department

<i>Acct. #</i>	<i>ACCOUNT TITLE</i>	<i>2000 Budget</i>	<i>Balance</i>
441025	Disability Insurance	25,067	
441030	Pension Contribution	183,069	
443009	Pest Control		
443010	Temporary Labor		
453000	Terminal Leave	-	
453100	Unemployment Compensation	-	
454000	Payroll Taxes	136,762	
454035	Payroll Sick Accruals	266,500	
TOTAL OTHER EXPENSES		1,513,706	
TOTAL ROUTINE EXPENSES		5,273,020	
NON-ROUTINE EXPENSES			
443202	Extraordinary Maintenance	4,800	
471500	Housing Assistance Payments	15,241,683	
471502	UAP Expense		
	Sundry Site Costs/Lots Expenses	120,100	
	Computer Hardware	188,000	
	Computer Software/ Training	204,000	
	Debt Principal Payments	260,000	
	Debt Service Shortfall	120,000	
471504	FSS Escrow	-	
471506	Administrative Fee portability	-	
471507	PB/Certificate HAP		
471508	PB/Certificate UAP		
602000	P/Y Adj Not affecting residual		
612000	G/L Disposition of nonexp equipment		
	Dwelling Equipment	59,460	
	Nondwelling Equipment	101,621	
	Office Renovation (Capital Improvement)		
TOTAL NON-ROUTINE EXPENSES		16,299,664	
TOTAL OPERATING EXPENSE		21,572,684	

**Subject:**

Org Chart using Visio



Orgchart.vsd

**Subject:**

Tenant Comments



email.doc

September 15, 2000

Ms. Karen Cato-Turner  
Director, Office of Public Housing  
U.S. Department of Housing and Urban Development  
909 SE First Avenue, Room 500  
Miami Florida 33131-3028

REF: FFY 1999 PHDEP Semi-Annual Performance  
Reporting PHA Code FL 017

Dear Ms. Cato-Turner:

During the period January 1, 2000 through June 30, 2000, the PHDEP plan as submitted on October 13, 1999 has not commenced. The purpose of this report is to provide you with a program description change.

The overall purpose of the plan has not changed. The Miami Beach Housing Authority will endeavor to reduce crime and drugs around the Authority's public housing. The Miami Beach Housing Authority continues to envision this as a community building enterprise through which other activities can be developed to address both criminal justice concerns as well as housing, economic and social service issues.

Should you have any questions please call me at Ext. #3032 or Rolando Barrios on Ext. 3024.

Sincerely,

Larry Shoeman  
Executive Director

## **The Housing Authority of the City of Miami Beach PHDEP Program Description.**

### **PURPOSE OF PLAN**

The primary purpose of this plan is to describe a methodology for reducing crime in and around the Miami Beach Housing Authority public housing units. The Housing Authority contracted with Elite Guard to provide licensed security personnel upon the premises of Rebecca Towers South. Contracting with a security guard company that is dedicated solely to the residents of Rebecca Towers and the open communication through monthly tenant meetings demonstrates the Housing Authority's commitment to keeping the public housing property drug free. During regular business hours, the Building Manager and Maintenance staff keep a watchful eye on the activities in and around the property. The security firm, Elite Guard, will enforce drug prevention strategies during the time that the office is closed.

### **DEVELOPMENT COVERED**

This plan covers the public housing development, Rebecca Towers South. This development is 200 units of public housing.

### **CRIME & DRUG PROBLEM**

Although Miami Beach may be thought of as the Riviera of America, there are substantial problems in the City. A problem that surfaces regularly is the problem with drugs. There are numerous bars, clubs and lounges within a mile of the 200 units of public housing. Drugs are abundant in the area around these spots. Statistics supplied by the Miami Beach Police Department are as follows: In 1997, there were 698 narcotics arrests, 18 drug-related search warrants and 2 organized crime establishments closed. In 1998, the numbers are as follows:

750	narcotics arrests
751	drug-related search warrants
752	organized crime establishments closed.

Because of all the drug activity and street crime that goes along with it, elderly residents of Rebecca Towers do not feel safe. At every tenant meeting, tenants raise security concerns.

The Miami Beach Police Department does not provide security services on the grounds of Rebecca Towers, nor does the Police Department monitor visitors to the development. Baseline security services provided by the Miami Beach Police



Department are patrol and observation; control of public gatherings, investigating complaints, initiating investigations of suspicious incidents, arrest of offenders, domestic violence intervention. Elite Guard will take regular walks of the grounds and monitoring all visitors to the premises will reduce crime in the area and increase the psychological security of residents.

## **SECURITY SERVICES**

Elite Guard will provide their service to oversee the day to day security of Rebecca Towers North and South as well as simultaneously provide a high quality service to program recipients during the hours that the office is closed. In addition will address special needs by:

- Responding to tenant and visitor inquiries,
- Provide assistance to tenants and visitors while recognizing and cooperating with their unique or special needs and circumstances
- Enforce building rules
- Mediate tenant disputes
- Patrol building perimeters, securing doors, window and stairwells
- Respond to emergency alarms in tenant apartments
- Patrol parking lots

Elite Guard will work with Building Managers regularly to discuss issues as they arise or to discuss the need for additional training of security staff in order to better assist the Housing Authority and public housing tenants. Elite Guard will coordinate their activities with the Miami Beach Police Department to enforce the law against any illicit drug activity in and around Rebecca Towers.

A full description of services is outlined in the contract attached. The services contracted with Elite Guard are not performed by the Miami Beach Police Department. No funds from this grant will be used to fund local police baseline services. The goal is to continue to provide safe and a drug-free environment for the residents of the Rebecca Towers South. The strategy here is to maintain a constant and active presence of security personnel in the public housing development. Daily reports will be monitored by building management to track incidents and measure performance of the guard service. The total amount of PHDEP funds to be allocated to security personnel is \$38,988. The security guard is provided with a mini-station in the lobby of Rebecca Towers South and is also required to foot patrol the building's stairwells, grounds and parking lot.

## **Drug Prevention**

The Housing Authority provides bus tokens to homeless persons within the City of Miami Beach as part of the anti-drug enforcement strategy. The premise of

this innovative part is based on the association of the homeless population and drug activity. The Housing Authority is unable to assist the homeless population with housing as a result of program rules and regulations. If the homeless population is unable to mobilize to either look for employment or housing and get medical care, the homeless population would most likely congregate near residential areas. In order to mobilize and assist the homeless population and prevent illegal drug activity, the Emergency Bus Token Program was established. To be eligible to receive tokens under the Housing Authority's Emergency Bus Token Program, an individual must show a picture ID, social security number, proof of destination and proof of a verifiable need, i.e., doctor appointments, hospital visit, or food stamp office. There is a limit of ten tokens per month or five round trips. The goal is to provide 2000 round trips for a total cost of \$5,000.

### **Monitor and Evaluation**

The monitoring and evaluation of this program will be done on several levels. First, crime data from the project and around the development will be evaluated to see if there is a decrease. Second, a subjective security assessment will be administered to residents of Rebecca Towers South to determine if feelings of security are increased.

First, on a monthly basis, meetings will be held to share experiences, identify and solve problems. On a daily basis, security logs will be reviewed. Program modifications will be done as necessary in order to achieve long term goals.

**HOUSING AUTHORITY OF THE CITY OF  
MIAMI BEACH  
PHDEP FL017 PROGRAM BUDGET-Revised**

		<u><b>PHDEP</b></u>	<u><b>HACOMB RTN &amp; RTS</b></u>	<u><b>TOTAL</b></u>
Security Personnel				
9120	Elite Guard			
	Supervisor	6,988	20,094	27,082
	Security Officers	32,000	40,000	72,001
	Elite Guard Total	38,988	60,094	99,082
Drug Prevention				
9160	Purchase of Tokens	5,000		5,000
	Social Worker		3,000	3,000
	Salary(prorated)			
	Administrative Oversight		9,908	9,908
	Total	43,988	73,002	116,990

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 45,845
- B. Eligibility type (Indicate with an "x") N1 xx N2 \_\_\_\_\_ R \_\_\_\_\_
- C. FFY in which funding is requested 2000
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

This project endeavors to reduce crime and drugs around the Authority's public housing. The Miami Beach Housing Authority continues to envision this as a community building enterprise through which other activities can be developed to address both criminal justice concerns as well as housing, economic and social services issues.

## **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Rebecca Towers South	200	600

## **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months xx Other \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY1998					
FY 1999	43,988	FL14DEP0170199	43988	0	060101

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

**The primary purpose of this plan is to describe a methodology for reducing crime in and around the Miami Beach Housing Authority public housing units. The Housing Authority contracted a private security firm to provide licensed security personnel upon the premises of Rebecca Towers South. Contracting with a security guard company that is dedicated solely to the residents of Rebecca Towers and the open communication through monthly tenant meetings demonstrates the Housing Authority’s commitment to keeping the public housing property drug free. During regular business hours, the Building Manager and Maintenance staff keeps a watchful eye on the activities in and around the property. The security firm will enforce drug prevention strategies during the time that the office is closed.**

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY _____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	45,845
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
<b>TOTAL PHDEP FUNDING</b>	<b>45,845</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 45,845		
Goal(s)	The plan covers the public housing development, Rebecca Towers South.						
Objectives	To reduce crime in and around the Miami Beach Housing Authority public housing units.						
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Private Security Contract			09/07/00	08/31/02	45,845		Coverage in hours that security services are performed.
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9170 - Drug Intervention</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Person s Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Security Contract	45,845		
9130				
9140				
9150				
9160				
9170				



9180				
9190				
<b>TOTAL</b>		\$45,845		\$

#### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”